

**Call to Order:**

The meeting was called to order at 7:30 p.m. Present were Chair, Joan Duff, members Linn Anderson, Jay Doherty, Vincent Chiozzi, John McDonnell and associate member Eric Macaux. Also present was Jacki Byerley, Planner.

**139 River Road (Dunkin Donuts):**

The Board opened the public hearing that was continued from the Dec. 13<sup>th</sup> meeting on an application by Andover Dunkin Donuts, Inc. c/o Jatun Management Co., LLC, for a Special Permit for Major Non-Residential Project to renovate forty percent of the gross floor area of an existing building with a change of use on property located at 139 River Road, Assessors Map 165 Lot 1C.

Ms. Duff, Chair, noted that the meeting minutes are recorded and published online, any input from the audience (including their names and addresses) will be appear in the publish minutes, and all Board meetings are broadcast on television and available for viewing.

Ms. Byerley reviewed the applicant's letter to the Board dated January 17, 2012 requesting the application for a Special Permit for a Major Non-residential project be withdrawn without prejudice. Ms Byerley reported that the Zoning Board of Appeals denied the applicant's variance request to expand into the bay area of the Mobil station. Ms. Byerley noted the Board will be hearing a repetitive petition for 139 River Rd. at their next hearing. On a motion by Ms. Anderson, seconded by Mr. McDonnell, the Board voted to grant the applicant's request to withdraw the application by Andover Dunkin Donuts for a Special Permit for Major Non-Residential Project to renovate forty percent of the gross floor area of an existing building with a change of use on property located at 139 River Road, Assessors Map 165 Lot 1C without prejudice. **Vote:** Unanimous (5-0)

**Minutes:**

On a motion by Ms. Anderson, seconded by Mr. McDonnell, the Board voted to approve the Nov. 8<sup>th</sup> Nov. 22<sup>nd</sup>, and Dec. 13, 2011 meeting minutes as amended. **Vote:** Unanimous (5-0)

**Murray Hill Estates:**

On a motion by Ms. Anderson, seconded by Mr. McDonnell, the Board voted to extend the performance guarantee for the Murray Hill Estates subdivision until January 31, 2013. **Vote:** Unanimous (5-0)

**Pine Forest Park:**

The Board opened the public hearing that was continued from the Jan. 10<sup>th</sup> meeting on an application by Angelo Petrosino for a proposed 11-lot Definitive Subdivision and a Special Permit for Earth Movement entitled Pine Forest Park located off Flash Road, North Reading, MA, Assessors' Map 104 Lot 3.

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Luke Roy of O'Neil Associates, representing the applicant, reported that the only new information was the Town of North Reading's issuance of a conditional approval, a copy of which was provided to the Board.

**Pine Forest Park (cont.):**

Ms. Byerley reviewed her memo to the Board dated January 19, 2012, and noted that the Board left the hearing opened pending the decision by the Town of North Reading Planning Board, which is now on record and in the file. Additionally, a letter received on Jan. 24<sup>th</sup> from Catherine Decola was placed in the project file and a copy was provided to the Board this evening.

Bob Cyr questioned the scope of the approval by North Reading. Ms. Byerley noted that the approval was for the improvements to Flash Road only.

Ms. Anderson questioned the original approval date from North Reading. Ms. Byerley noted it was in 2008 and improves under the subdivision control law.

On a motion by Ms. Anderson seconded by Mr. Chiozzi the Board voted to close the public hearing on an application by Angelo Petrosino for a proposed 11-lot Definitive Subdivision and a Special Permit for Earth Movement entitled Pine Forest Park located off Flash Road, North Reading, MA, Assessors' Map 104 Lot 3 to January 10, 2012 at 8:00 pm. **Vote:** Unanimous (5-0)

**Adjournment:** The meeting was adjourned 7:55 p.m.